

077.0

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0005.C

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,017,600 / 1,017,600  
USE VALUE: 1,017,600 / 1,017,600  
ASSESSED: 1,017,600 / 1,017,600
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
400		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOWELL JOSHUA A & CHRISTINA A	
Owner 2:	
Owner 3:	

Street 1: 400 MYSTIC ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: CHIU CHUNHAO & -
Owner 2: LIN MING VALERIE -
Street 1: 400 MYSTIC ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 2301 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R0 LARGE LOT 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz: Topo 2 Above Stree
D Street
s Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 9006 Sq. Ft. Site 0 70. 0.69 4
Topo -10 434,816 434,800

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9006.000	582,800		434,800	1,017,600	
Total Card	0.207	582,800		434,800	1,017,600	Entered Lot Size
Total Parcel	0.207	582,800		434,800	1,017,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 442.24		/Parcel: 442.24		Land Unit Type:

Total Card / Total Parcel  
1,017,600 / 1,017,600  
1,017,600 / 1,017,600  
1,017,600 / 1,017,600

User Acct
311018
GIS Ref
GIS Ref
Insp Date
06/03/14

USER DEFINED
Prior Id # 1: 48647
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
15684!
PRINT
Date Time
12/30/21 21:11:01
LAST REV
Date Time
11/12/21 15:16:04
danam
15684
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIU CHUNHAO &,	72813-220	1	6/24/2019		1,015,000	No	No		
CONNEELY DARA P	63546-78		4/29/2014		686,000	No	No		
CONNEELY DARA,	48615-216		12/6/2006	Portion-Asst	945,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/9/2021	1362	Wood Dec	30,000	O					6/3/2014	Measured	PC	PHIL C							
5/15/2014	432	Re-Roof	19,100						6/3/2014	External Ins	PC	PHIL C							
1/23/2009	49	New Buil	200,000	C				NEW SF COLONIAL HO	7/3/2009	Fieldrev-Chg	BR	B Rossignol							
1/5/2009	4	Foundati	10,000	C				FOR NEW SF COLONIA											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	1 - Forced H/Air	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

# MOBILE HOME

**Make:**

odel:

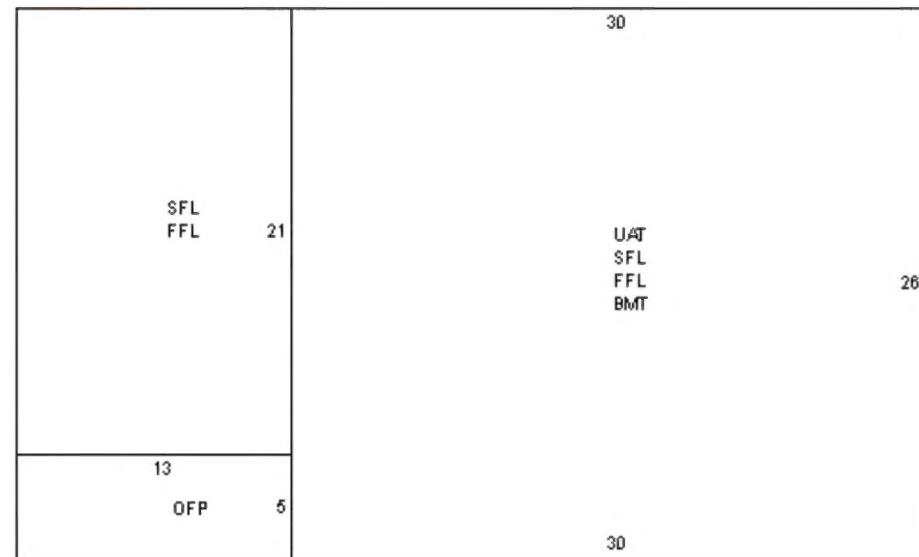
Serial #

Year:

Color:

## SPEC FEATURES/YARD ITEMS

# SKETCH



SUB ARFA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,053	149.300		157,213	UAT	100	FLA	100	A	
SFL	Second Floor	1,053	149.300		157,213						
BMT	Basement	780	44.790		34,936						
UAT	Upper Attic	195	104.510		20,379						
OPF	Open Porch	65	41.880		2,722						
Net Sketched Area:		3,146	Total:		372,463						
Size Ad	2106	Gross Area	3731	FinArea	2301						

IMAGE

*AssessPro* Patriot Properties, Inc

